

027.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

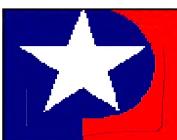
Total Card / 979,700 / 979,700

USE VALUE:

979,700 / 979,700

ASSESSED:

979,700 / 979,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
86-88		GRAFTON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HOLLAND RODERICK J	
Owner 2:	
Owner 3:	
Street 1: 88 GRAFTON STREET	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

Owner 1: HOLLAND RODERICK J	Unit #:
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Owner 3:	
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Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
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APPRAISED:

979,700 / 979,700

USE VALUE:

979,700 / 979,700

ASSESSED:

979,700 / 979,700

Total Card / Total Parcel

979,700 / 979,700

User Acct

18171

GIS Ref

GIS Ref

Insp Date

07/29/17

USER DEFINED

PRINT

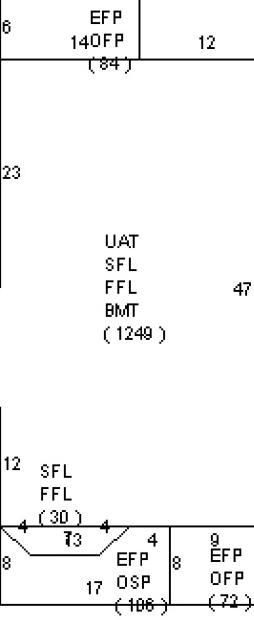
Date

12/22/2021

Time

21:11:54

LAST REV

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:	NO HEAT UAT.													
Sty Ht: 2 - 2 Story				3/4 Bath:	Rating:														
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:														
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:														
Sec Wall:		%																	
Roof Struct: 2 - Hip																			
Roof Cover: 1 - Asphalt Shgl																			
Color: GRAY																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID											
Grade: C - Average				Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units 1													
Year Blt: 1915	Eff Yr Blt:			A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Alt LUC:		Alt %:		Frl:	Rating:														
Jurisdct: G12		Fact: .		WSFlue:	Rating:	Other													
Const Mod:						Upper													
Lump Sum Adj:						Lvl 2													
INTERIOR INFORMATION				CONDO INFORMATION															
Avg Ht/FL: STD				Location:		Total Units:													
Prim Int Wal 2 - Plaster				Floor:															
Sec Int Wall:		%		% Own:															
Partition: T - Typical				Name:															
Prim Floors: 3 - Hardwood																			
Sec Floors:		%	Total: 26.4 %																
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext:																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO	Central Vac: NO																		
% Com Wal		% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 027.0-0001-0010.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
3	Garage	D	Y	120X20	A	AV	1915		21.25	T	40	104			5,100			5,100	
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100							
 <p>RESIDENTIAL GRID</p> <p>UAT SFL FFL BMT (1249)</p> <p>47</p> <p>12 SFL FFL (30) 4 4 9 EFP 8 OFP (72)</p> <p>8 17 OSP (106) 12 312 262 156 106</p> <p>305 105.810 37.230 26.800 34.910</p> <p>1249 241,653 241,653 70,796 33,038 9,755 4,181 3,701</p> <p>6 EFP 140FP (84) 12 23 4</p>																			
SUB AREA				SUB AREA DETAIL															
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten									
FFL	First Floor	1,279	188.940	241,653	UAT	100	FLA	100	F										
SFL	Second Floor	1,279	188.940	241,653															
BMT	Basement	1,249	56.680	70,796															
UAT	Upper Attic	312	105.810	33,038															
EFP	Enclos Porch	262	37.230	9,755															
OPF	Open Porch	156	26.800	4,181															
OSP	Screen Porch	106	34.910	3,701															
Net Sketched Area: 4,643				Total: 604,777															
Size Ad	2558	Gross Area	5580	FinArea	2870														
IMAGE				AssessPro Patriot Properties, Inc															
																			